

045.0

0007

0024.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,030,600 / 1,030,600

ASSESSED:

1,030,600 / 1,030,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
37		ALTON ST, ARLINGTON

Legal Description						User Acct
						32271
						GIS Ref
						GIS Ref
						Insp Date
						02/05/09

OWNERSHIP

Unit #:

Owner 1: SANDOVAL ALVARO ETAL	
Owner 2: FENTANES ANDRES JOSE SANDOVAL	
Owner 3:	
Street 1: 37 ALTON ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: SANDOVAL ALVARO -
Owner 2: GOODMAN ERIN E -
Street 1: 37 ALTON ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION			
This parcel contains .128 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2749 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.			
OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5555		Sq. Ft.	Site		0	80.	1.06	1									469,322						469,300	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/25/2017	472	Siding	20,000	C					2/5/2009	Meas/Inspect	189	PATRIOT											
3/25/2010	230	Porch	3,500					REPLACE REAR PORCH	3/6/2000	Measured	263	PATRIOT											
									11/1/1981		MS												

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

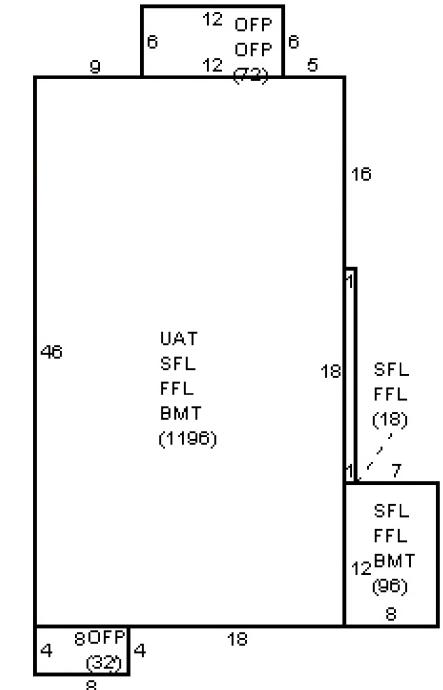
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

SCHOOL. OF = SINK IN BMT.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1928
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:	L - Location	5.0 %
Special:		%
Override:		%

Total: 22.67 %

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.05076337
Const Adj.:	0.98000199
Adj \$ / SQ:	185.355
Other Features:	130000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	719494
Depreciation:	163109
Depreciated Total:	556384

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	185.36	
Special Features:	0	Val/Su Net:	126.83	
Final Total:	556400	Val/Su SzAd:	212.37	

PARCEL ID

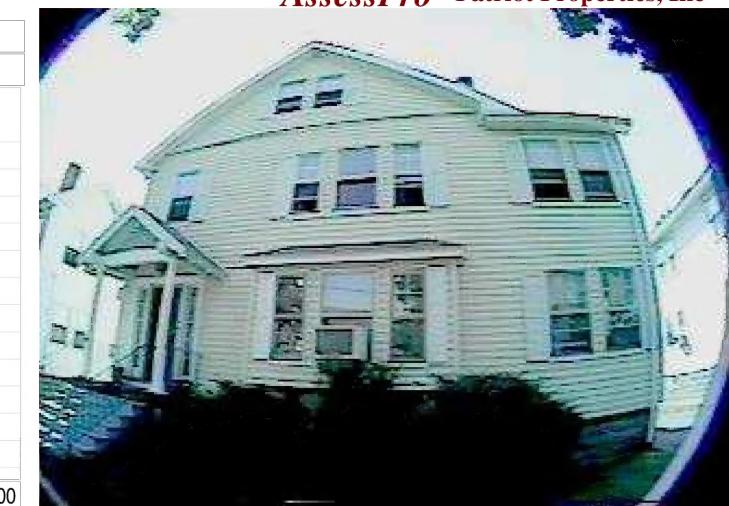
045.0-0007-0024.0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1928	21.58	T	40	104			4,900			4,900

IMAGE

AssessPro Patriot Properties, Inc